

**Foxborough Planning Board
Meeting Minutes
June 27, 2013
Town Hall**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Alternate John Rhoads

Members Absent: Ron Bressé, Shannon McLaughlin

Also Present: Planner Sharon Wason

7:00 p.m. Planner's Report

Foxfield Plaza – Ms. Wason stated that she sent a letter to plaza owner Harvey Smith concerning the need to extend the Special Permit issued to Big Y per Board instructions; it seems that things are moving forward with a new developer.

Transit Grant – The Foxborough transit grant is included in the latest Boston Metropolitan 2014 TIP.

Payson Road Recreation Area – Ms. Wason stated that the meeting Monday night with neighbors at the McGinty Room went very well. Mr. Greene, Mr. Grieder, and Mr. Rhoads were in attendance. There were lots of great ideas and support. Per suggestion, the Payson Road blog was reactivated. She stated that we are on track to make deadline to apply for the PARC grant. A hearing is scheduled for July 11th for the Planning Board and will need to visit the Board of Selectmen on July 9th so the Selectmen can sign the application.

Time off – Ms. Wason stated that she will be out of the office on July 5th and in early August for a family wedding in Toronto

Hearings on July 11th – Have scheduled hearing for the proposed Drive-Through zoning change and to discuss the PARC grant application.

Housing Trust – Mr. Cutler said that it's ready to go, will prepare the documents for the Selectmen to sign.

ZBA Application – We have received a copy of an application for Special Permit for an electronic billboard from 91 Washington Street Investors LLC. The Board discussed the application and requested Ms. Wason to prepare a memo similar to the memo about the Kraft organization's application for a similar billboard.

A **motion** to request staff to prepare a memo concerning the application from 91 Washington Street Investors LLC outlining the Board's concerns was made by Mr. Greene and seconded by Mr. Weinfeld. The motion carried 4-0-0.

7:05 p.m. Action Items

Kinsman Court

Ms. Wason explained that Mr. McGovern submitted an estimate from his contractor for the site work to be done at the subdivision; he is also requesting an extension of the completion date. Ms. Wason stated that she added a 30% increase to account for MassDOT state labor costs and added the cost for bounds and as-built plans. The subdivision road is only 350 linear feet long. Ms. Wason explained to Mr.

McGovern that the Board could grant the extension and he should begin site work at the subdivision before the bond can be set.

A **motion** to extend the subdivision completion date to September 1, 2015 was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 4-0-0.

**7:30 p.m. Public Hearing – Special Permit
Patriot Place Outparcel Pad Development**

The Board consulted Mr. Casbarra for an interpretation of the Zoning By-Law use table concerning drive-through facility and he determined that the use is allowed by-right. Therefore, the public hearing is unnecessary. Mr. Krantz withdrew the application for Special Permit.

**7:35 p.m. Continued Public Hearing
Patriot Place Outparcel Pad Development**

Mr. Rhoads recused himself citing conflict of interest.

Dan Krantz represented the applicant along with engineer Craig Lizotte of VHB. Mr. Krantz stated that he wanted to address some issues that were brought up at the last hearing:

- Foxborough Resident parking – presented a plan showing the location of the resident lot during Patriots games in response to Mr. Harding’s letter requesting to find out if the resident parking would be moved.
- Trees along Route 1 there are 7 trees that are ailing or sickly and will be replaced in the fall planting season.
- Cranberry Bog area - Tidying path and structures, clearing poison ivy, will begin after the July 4th weekend.
- Pine Street intersection – have re-engaged Jeffrey Dirk of Vanasse to continue the re-design of the intersection. He stated that Mr. Dirk can meet with Mr. Greene after the July 4th holiday to walk through the location.

Engineer Dom Rinaldi of BSC Group, the Board’s consulting engineers, stated that a meeting was held last Friday to review the plans, revisions have been made and for those things that couldn’t be changed, they satisfactorily explained why they couldn’t be changed.

Mr. Lizotte stated that there were two major items that were addressed. The first item was pedestrian circulation: a cleaner route was needed from the hotel to the restaurant and to CVS and a better connection between the restaurant and the CVS. He explained the changes to the plans that improved the circulation. Another item was loading bays and showed the locations

Game Day parking was discussed and it was agreed that a note will be added to the plans showing the locations where no game day parking would be allowed.

Mr. Lizotte stated that comments received dealt with utilities: the water main will be looped and a new catch basin was added due to the closing of one of the driveways. He also noted that gray water will be used for the toilets in the restaurant and CVS.

Mr. Krantz presented the lighting plan. Ms. Wason noted that there were areas around the drive-through windows which were a little dark and requested that this be reviewed.

Mr. Krantz stated that the last item was a tweak to the CVS design to better match the development. He stated that they will add pillars, windows concepts, and change the brick that will match the existing buildings. He distributed new building elevation plans for CVS. Ms. Wason stated that she was pleased with the changes and requested that when merchants are determined for the restaurant and hotel, elevations are shared with the Board as well.

The Board discussed that rooftop mechanicals should be hidden from view

Comments from the public:

John Murtaugh, Walpole Planning Board member – thanked the Board for doing their due diligence.

There were no more comments from the public.

A **motion** to close the public hearing was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 3-0-1.

A **motion** to make the following findings was made by Mr. Grieder and seconded by Mr. Weinfeld. The motion carried 3-0-1.

A **motion** to approve the site plan with the conditions listed below was made by Mr. Grieder and seconded by Mr. Weinfeld. The motion carried 3-0-1.

8:20 p.m. Action Items

“Governor’s Meadow” Subdivision

Ms. Wason informed the Board that Mr. Mordini submitted a Tri-Partite Agreement in the amount of \$380,668 as performance guarantee for the remaining portion of the “Governor’s Meadow” subdivision. She stated that the new bond covers the work at VanDoorn plus the remaining work at Weston. She stated that Mr. Mordini is also requesting the release of lot 10.

A **motion** to accept a Tri-Partite Agreement for “Governor’s Meadow” in the amount \$380,668.00 was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 4-0-0.

A **motion** to release an existing Tri-Partite Agreement for “Governor’s Meadow” in the amount of \$80,670.00 was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 4-0-0.

A **motion** to release lot 10 of the Governor’s Meadow subdivision was made by Mr. Greene and seconded by Mr. Grieder. The motion carried 4-0-0.

Lamson Road Water Treatment Plant

Ms. Wason read a letter from Barbara Kurth of 11 Cobb Lane supporting a minor modification request of the Water & Sewer Commission to eliminate a pine screen along the Lamson Road Water Treatment plant access driveway.

A **motion** to approve a minor modification to the Lamson Road Water Treatment plant site plan was made by Mr. Weinfeld and seconded by Mr. Greene. The motion carried 4-0-0.

Respectfully submitted,
Gabriela Jordan

Approved by: William Grieder_____

Date: 11/14/2013